

**TOWN OF ELSMERE
BOARD OF ADJUSTMENT
MEETING MINUTES
August 26, 2014
6:30 P.M.**

PLEDGE OF ALLEGIANCE:

CALL TO ORDER:

ROLL CALL:

CHAIRMAN	JAMES PERSONTI	PRESENT
BOARD MEMBER	JOHN ACTON	ABSENT
BOARD MEMBER	PATRICIA BOYD	PRESENT
BOARD MEMBER	RON RUSSO	PRESENT
BOARD MEMBER	JOHN SMITH	PRESENT

APPROVAL OF MINUTES:

Minutes from the July 22, 2014 Board of Adjustment Meeting

ACTION: Board Member Boyd made a motion to approve the Minutes from the July 22, 2014 Board of Adjustment meeting. The motion was seconded by Board Member Russo.

VOTE: 4 in favor and 1 absent Motion carried

Personti – Yes, Acton – Absent, Boyd – Yes, Russo – Yes, Smith – Yes

OLD BUSINESS:

None

NEW BUSINESS:

Review Petition 14-14 Tax Parcel # 1900-500-140

Daniel Losco, Esq. spoke on behalf of the applicant. Mr. Losco stated that the applicant is seeking to legitimize what already exists and is not changing anything. There are no plans to build on the property, increase lot coverage, or impact drainage issues. Mr. Losco stated that the owner is unable to use this commercial property as it is non-conforming due to current parking, lot coverage, and setback requirements.

Board Member Russo asked about the plans for the property. Mr. Losco stated that a vacuum repair shop would be using the property as an office and repair shop.

Town Manager Giles stated the property was legal non-conforming until it lost this status by being vacant for more than 90 days. Town Manager Giles stated that it cannot be in compliance without the requested variances.

ACTION: Board Member Russo made a motion to approve Petition 14-14. The motion was seconded by Board Member Smith.

VOTE: 4 in favor and 1 absent Motion carried

Personti – Yes, Acton – Absent, Boyd – Yes, Russo – Yes, Smith – Yes

ITEMS SUBMITTED BY CHAIRMAN AND BOARD MEMBERS:

None

PUBLIC COMMENT:

None

ADJOURNMENT:

ACTION: A motion was made by Board Member Russo to adjourn. The motion was seconded by Board Member Smith.

VOTE: 4 in favor and 1 absent Motion carried

Personti – Yes, Acton – Absent, Boyd – Yes, Russo – Yes, Smith – Yes

These minutes summarize the agenda items and other issues discussed at the August 26, 2014 Board of Adjustment Meeting. Votes are recorded accurately. The audio tape(s) of this meeting will be available at Town Hall for a period of two years from the date these minutes are approved. The audio tape(s) may be reviewed at Town Hall by appointment and in accordance with the Freedom of Information Act.

JAMES PERSONTI, CHAIRMAN

PATTY BOYD, SECRETARY